

BAYTOWNE WEST HOMEOWNERS ASSOCIATION

1355 WICKFORD STREET
SAFETY HARBOR, FL 34695
(727) 7799-5040
hoa@baytownewest.com
www.baytownewest.com

2026 MARCH BOARD MEETING - MARCH 24, 2026

Held at Pool at 6:30 PM

Skip VanKleek, President

Tom Hamilton, Vice-President

Dave Swoboda, Treasurer

Susan Werner, Secretary

Patsy Roy, Director

1) CALL TO ORDER - Skip VanKleek

- Skip called the meeting to order at 6:31 PM

2) MONTHLY BUSINESS REPORTS

> January Minutes - Susan

- Dave motioned to accept, Tom seconded , all in favor and approved.

> Financials - Dave

- As of 4/24/2026, the Operating Account balance is \$40,953.00 The Reserves Account balance is \$355,192.00. Interest on the Reserves year-to-date is \$994.00.
- At the end of February, we are running slightly under budget.

> Proof of Insurance Compliance - Skip

- Seven homeowners had their insurance expire since March 1st and have not provided proof of insurance. Reminder emails have been sent. Counting those, we are 94% compliant.

> Pool Report - Dave

- The Pinellas County Health Department was out for semi-annual check of the spa and pool. The spa was found to be low on chlorine so Triangle Pools was notified and will be out to address the issue. The spa has been getting used a lot lately making difficult to maintain proper chlorine levels.
- Triangle Pools submitted an estimate of \$629.16 to replace the pool filter grids. These haven't been replaced for as least six years so it was motioned to have

them replaced. Tom seconded, all in favor and approved. Dave will contact Triangle to get the work done.

> Irrigation - Tom / Dave

- MSI did their first monthly run-through of the irrigation system in February. A lot of small breaks were found and fixed. The March run-through is scheduled for later this week.

3) NEW BUSINESS - Dave

> Pond shore erosion

- The pond is experiencing a lot of bank erosion, especially around the back of the pond along First Avenue. No money is earmarked for pond bank restoration in the Reserves and, at some point, this will need to be addressed. The situation was discussed.

> Reserves.

- It was recommended that we move some of our Reserves money to a CD to get a higher return. Dave motioned we put \$300,000.00 in a Truist CD paying 2.96% for 5 months. Susan seconded, all in favor and approved.

4) CALL FOR COMMUNITY COMMENT

- A homeowner asked when are we planning to do the pre-hurricane tree trimming. Tom and Dave have not gone through the community yet to identify trees that need trimming. They plan to do so soon and then will get some estimates to have the work done.
- A homeowner asked why the sprinklers in front of her unit were running at 10:30PM when she returned home one night recently. It was explained that that is the time that zone runs. The zones run in sequence on a schedule every night.
- A homeowner asked about the dying shrubs west of the entrance on Marshall. There was discussion about possible options of what to do in this area. No decisions have been made.

5.) ADJOURNMENT

- Skip moved to adjourn at 6:50 PM. Dave seconded, all in favor and approved.

